

Livable Delaware Advisory Council
December 10, 2007
Meeting Summary

Members Present: John Carney, Lt. Governor, Chair
Lee Ann Walling representing Sec. Hughes, DNREC
Michael Scuse, Department of Agriculture
Judy Cherry, DEDO
Carolann Wicks, Del DOT
Mike Petit de Mange, Kent County
Jeff Bullock for Chris Coons, New Castle County
David Baker, Sussex County
Don Mulrine, Delaware League of Local Governments
Paul Morrill, Historic Preservation
Joe DiPinto, City of Wilmington
Bernice Edwards, First State Community Action Agency
Ken Murphy, Greater Hockessin Development Association
Martin Ross, Sussex County Farm Bureau
Francis Julian, Homebuilders Association
Randy Marvel, The Marvel Agency
Jennifer Gochenaur, Delaware Nature Society

Others Present:

Senator Thurman Adams	Paul Driscoll, Urban Research & Development Corp.
Representative Ben Ewing	Ed Lewandowski, Center for Inland Bays
Connie Holland, OSPC	Valerie Cloutier, CIB/CAC
David Edgell, OSPC	Row Wuslich, CIB/CAC Chair)
Herb Inden, OSPC	L. Aaron, CFPG
Bryan Hall, OSPC	Rich Collins, Positive Growth Alliance
Mike Mahaffie, OSPC	Steve Callanen, Sierra Club
Laura Simmons, OSPC	Sallie Callanen, Sierra Club
Dorothy Morris, OSPC	Joan Deaver, Citizens for a Better Sussex
Renee Dixon, OMB	Bruce Pringle, Delaware Coast Press
Terry Pepper, Gov. Office	Molly Murray, Delaware News Journal
Kevin Coyle, DNREC	Bonnie Wood, representing Senator Robert Venables
Vicky Powers, DSHA	Rich Anthony, Plan Delaware
Karen Horton, DSHA	Mable Granke, Citizens Action Fdn.
Ralph Reeb, Del DOT	Kevin Burdette, McCrone Inc.
Albert Shields, Lt. Governor's Office	Bill Moyer, Moyer Environmental Consulting
Heather Keegan, DEDO	Katherine Moyer, Moyer Environmental Consulting
Charlie Baker, New Castle County	Betty Deacon, Sandy Brae HOA
Sarah Keifer, Kent County	Martha Keller, CIB/CAC, League of Women Voters
Ric Kautz, Sussex County	Ed Justice, Delaware Farm Bureau
Hal Godwin, Sussex County	Sandra Baker, Public
Finley Jones, Sussex County	Joan Stern, Public
Eddie Sparpaglione, Sussex County	Harry Haon, Public
Lawrence Lank, Sussex County	
Dale Dukes, Sussex County	
Shane Abbott, Sussex County	
Chip Guy, Sussex County	
M.A. Izzo, P.E., Sussex County	
Bill Lecates, Sussex County Housing	

Lt. Governor Carney called the meeting to order at 3:00 p.m. Judy Cherry made a motion to approve the minutes from the September 13, 2007 meeting and Don Mulrine seconded. The motion to approve the minutes was approved.

Sussex County Comprehensive Plan Presentation

David Baker stated that the Sussex County Comprehensive Plan was seen at the November 28, 2007 Preliminary Land Use Service (PLUS) meeting where oral comments were received. Mr. Baker distributed and reviewed a presentation of the comprehensive plan and detailed the accomplishments made by the county over the last five (5) years, such as:

- Adopting environmentally sensitive developing areas where development requires an environmental impact statement
- Open Space Program
- Open Space Fees for Density Bonus (Cluster Developments in Growth Zone)

Mr. Carney asked how the coordination of contributions from developers for recreation and open space work. Lawrence Lank answered that pathways are dedicated land for trails.

Mr. Baker continued to discuss the presentation and expanded on the water and wastewater actions involving the county sewer expansion.

Mr. Carney asked if the expansion was a State project. Mr. Baker answered that the State is involved.

A comment made at the PLUS meeting concerning central sewer was discussed. Mr. Baker commented that he is not aware of anyone more aggressive than Sussex County.

Mr. Carney asked if everything is hooked up in Ellendale. Mr. Baker answered that a few are reluctant but Sussex County is working with programs through the State and the USDA.

Mr. Carney asked if the expansion goes through Georgetown. Mr. Baker replied that it does go through Georgetown and an agreement is in place.

Mr. Carney questioned what assistance is being provided for the discharge in the Rehoboth Canal. Mr. Baker responded that Sussex County has met to work on a regional solution. Mr. Carney stated that this is a big priority for the inland bays and should be for everyone.

Mr. Baker expanded on the affordable housing actions of the county.

Mr. Carney asked if the housing renovation programs are new. Mr. Baker answered that county council recently approved three proposals and the goal is to expand. Mr. Baker stated that through housing agency partnerships the county is able to provide land and two (2) homes for Habitat for Humanity. Sussex County has also established a county realty tax exemption for first time homebuyers.

Mr. Carney asked if the county was still having a hard time filling jobs. Mr. Baker replied yes that was still a problem. As a solution the county is working with Delaware Technical and Community College to establish an airframe mechanics training program.

Mr. Baker expanded on the mobility actions of the county regarding the establishments of highway overlay districts and the participation received from the Delaware Department of Transportation (Del DOT).

Mr. Carney stated that a lot of projects are in progress and questioned how Sussex County deals with that in this comprehensive plan. Mr. Baker stated that the mobility plan is in draft form and that funding is the key.

Mr. Baker highlighted the intergovernmental coordination actions of Sussex County to include the agreement with the Delaware State Police (DSP) to partially fund 32 state troopers. This number will increase to 52 during the next five (5) years. Sussex County also contributed \$1.1 million for the new Adams-Ewing Public Safety Complex near Bridgeville.

Mr. Baker highlighted the accomplishments of land use and community design such as the cluster ordinance and open space requirements of 15% to 30% for subdivisions.

Mr. Baker concluded the accomplishment piece of the Sussex County Comprehensive Plan and turned the presentation over to Paul Driscoll, planning consultant for Sussex County.

Mr. Driscoll provided a detailed review of the major new initiatives in the comprehensive plan such as:

- Cluster Ordinance
- Density Bonus (possible for major road improvements in developing areas)
- SRA lands
- Well head protection ordinance
- Private wastewater
- Agriculture
- Tourism
- Employer/County Partnerships
- Economic Target Market Analysis (seek higher paying jobs)

Mr. Driscoll stated that the county is looking forward to receiving the PLUS comments and that Sussex County is willing to make changes as long as they are in line.

Mr. Baker stated that the county is working in the direction to improve Sussex County and the residents.

At the end of the PowerPoint presentation, a video of Senator Venables, who could not attend the meeting, was shown.

Dale Dukes, Sussex County Council stated that he appreciated everyone's efforts directed towards the comprehensive plan.

Senator Adams and Representative Ewing complimented Sussex County on their presentation.

Mr. Carney asked Connie Holland to layout the role of the Livable Delaware Advisory Council regarding the certification process.

Ms. Holland stated that within 30 days of the date of plan submission to the State for Preliminary Land Use Service (PLUS) review, the County is required to present the plan to LDAC. Connie further stated that the plan was submitted to the PLUS process and reviewed by State agencies on November 28th. The PLUS review committee includes, but is not limited to, representatives from DNREC, DelDOT, State Housing, State Fire Marshall's Office, Department of Agriculture, Education, and Historic Preservation.

Once the PLUS letter is received, the County will determine if changes need to be made to the plan and will again meet with LDAC to let the committee know if and what changes were made. The LDAC then makes a recommendation to the Governor regarding certification of the plan.

Ms. Holland stated that there are two (2) certification issues.

Mr. Carney asked about the environmentally sensitive issues around the inland bays as well as what the reality is in the plan for cover crop. Mr. Carney continued that it is in everyone's interest to have effective mechanisms in place to clean up the bays.

Mr. Baker stated that the county has options such as the use of land in Long Neck for spray irrigation. There is also the option of ocean out fall.

Mr. Carney stated that the county's existing issues from five (5) years ago are still around.

Mr. Carney asked where infrastructure was in place concerning the mobility element and stated that he is interested in hearing further details at the next meeting.

Mike Petit de Mange questioned what rationale Sussex County uses to define "rural" and whether or not the comprehensive plan density of 2 dwelling units per acre meets that definition.

Mr. Lank responded that the density allowance was based upon Sussex County's current zoning code provisions.

Harry Haon, resident of Fenwick Island, distributed and reviewed comments by Citizens Groups regarding the proposed Sussex County Comprehensive Plan.

Mr. Carney stated that the challenge is to accomplish and balance goals versus value while preserving the quality of life.

Bernice Edwards commended Sussex County on their presentation and work with the affordable housing programs which will give very low income people a chance at home ownership.

With no further business to discuss the meeting was adjourned at 4:40 p.m.